

**REGULAR MEETING AND PUBLIC HEARING  
OF THE CITY OF FALLS CHURCH PLANNING COMMISSION  
1 MARCH 2010**

1. CALL TO ORDER: Chair Lawrence called the meeting to order at 7:46 PM.

2. ROLL CALL:

Members Present:                      Mr. Lawrence  
   Mr. Meeks  
   Ms. Rodgers  
   Ms. Teates  
   Mr. Wodiska

Members Absent:                      Ms. Hockenberry  
   Mr. Kearney

Administrative Staff Present: Ms. Cotellessa, General Manager of Development  
Services and Planning Director

3. ADOPTION OF AGENDA: Ms. Teates moved, and Ms. Rodgers seconded, to adopt the Agenda as presented. The motion passed on voice vote.

4. PLANNING COMMISSION REPORTS:

Ms. Rodgers reported that the Zoning Ordinance Advisory Committee (ZOAC) had met last week and that they would meet again on Thursday evening. It is anticipated that the ZOAC will complete its final comments on Module 3 shortly and that the draft Zoning Ordinance will be forwarded to City boards/commissions in mid-spring for review and comment.

Chair Lawrence announced that the Planning Commission had held its annual retreat on Saturday, February 27. Although the Commission did not complete all items on its retreat agenda, it had discussed the major issues of the Zoning Ordinance rewrite and the upcoming Comprehensive Plan review.

Mr. Wodiska reported that the Citizens' Advisory Committee on Transportation (CACT) had met on February 17 and considered two traffic calming cases: one on North Virginia Avenue; and the other on South Spring Street. The minimum required number of residents attended for both cases. The next step is for the City Engineer to collect data on these two streets for further consideration by the CACT.

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In response to Chair Lawrence's question concerning the CACT's responsibility for the speed humps on East Columbia Street that were damaged by snow plows over the winter, Mr. Wodiska indicated that that was not in the CACT's purview. Ms. Cotellessa advised that staff is aware of the damage and the issue is now a budget one. It was her understanding that the speed humps would be replaced.

Mr. Meeks reported that he will attend the Certified Planning Commissioners training that begins this month and ends in May. Other Commissioners expressed their thoughts on the value of attending the training and the opportunity to meet Planning Commissioners from other jurisdictions.

5. RECEIPT OF PETITIONS: None.

6. PLANNING DIRECTOR'S REPORT:

Ms. Cotellessa advised that she would forward additional meeting dates that are not currently on the Commission's calendar. These meetings may be of interest, but the Commission's attendance is not required; such meetings include the Council's consideration of the Development Services proposed budget.

In response to Ms. Cotellessa's inquiry, some Commissioners reported that they had seen the article regarding town centers in The Washington Post over the past weekend. Ms. Cotellessa noted that the City has an advantage in that it is already a place; it does not need to create a place. She agreed to provide copies of the article for Commissioners. Ms. Teates volunteered to provide the article's website link to Commissioners.

Ms. Teates noted that the worksession scheduled for March 29 was the first day of spring break for the Schools. She indicated that it was likely that many interested in attending would be unavailable on that date. Ms. Cotellessa confirmed that that date had been identified as problematic and that it was likely that the worksession would be rescheduled. In response to Chair Lawrence's inquiry, Ms. Cotellessa affirmed that the Commission did not need to have a quorum in order to hold a worksession.

Ms. Cotellessa advised that upcoming calendar dates were provided in the Commission's package. She noted that the calendar was printed on a colored sheet of paper for easy reference. Commissioners agreed that using a colored sheet of paper for the calendar was helpful.

7. OLD BUSINESS: None.

8. NEW BUSINESS: None.

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9. OTHER BUSINESS: None.

10. APPROVAL OF MINUTES: The Minutes of February 16, 2010 were approved as submitted.

11. ADJOURNMENT: The meeting adjourned at 7:58 PM.

Respectfully Submitted:

Noted and Approved:

Debra L. Gee  
Recording Secretary

Suzanne M. Cotellessa  
General Manager of Development  
Services and Planning Director

Immediately following the meeting, the Planning Commission met in worksession on:

**A. (TO10-03REV)** Ordinance To Amend Chapter 48, Zoning, Of The Code Of The City Of Falls Church, Virginia, By Adding A New Section 48-455(3), Special Exceptions In The B-1, Limited Business District; Section 48-488(4), Special Exceptions In The B-2, Central Business District; And Section 48-523(3), Special Exceptions In The B-3, General Business District Uses; In Order To Allow By Special Exception, With Approval Criteria, Modifications To The Off-Street Parking And Loading Requirements.

**B. (TR10-09)** Resolution To Grant A Special Exception For Residential Development Within Mixed Use Projects Under Section 48-90 In A B-2, Central Business District On .64 Acres Of Land Located At 350 South Washington Street [FCHC Wilden]. The applicant proposes to develop this project in a joint site plan with a commercial development and parking structure at 360 South Washington Street on .62 acres of land, with a concurrent subdivision to adjust lot lines between the properties.

The City of Falls Church is committed to the letter and to the spirit of the Americans with Disabilities Act. To request reasonable accommodation for any type of disability call 703.248.5040 (TTY 711).

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